



Arthur Bagirov
 Residential and Commercial Property Inspections
 A Member of the Real Estate Inspection Group, Inc.
 www.inspectiongroup.com



Scheduling: (800) 900-1239
Contractor's License # 673098 Voice Mail: (408) 398-5550
E-mail: art@inspectiongroup.com

ORDER INFORMATION

Inspection Date: May 9, 2006	Inspection Time: 9:30 AM	Report Number: 050906
Inspection Address: 1436 Any Street		
Inspection City: Any Town	State: CA	Zip: 95000 Approx. Sq Ft: 2,917
Client's Name: Any Client	Listing Inspection: <input checked="" type="checkbox"/> (Fee due within 90 days)	
Agent's Name: Any Agent	Office: Alain Pinel Realtors	
Phone: (605) 555-1111	E-mail: berter@apr.com	
Amount: \$670.00	Add:	For:
	Billing Fee: 0.00	Total: \$670.00

MAKE CHECKS PAYABLE TO:

Payee: REIG, INC.
Amount: \$670.00
Address: 180 Second Street, Suite A
City: Los Altos
State: CA Zip: 94022

BILLING INSTRUCTIONS

(Amount subject to Billing Fee unless paid on site)

Paid on site? <input checked="" type="checkbox"/>	Paid by check # 5368
Escrow Company:	
Escrow Number:	
Officer:	
Address:	
City:	
State: Zip:	
Phone:	
Fax:	
E-mail:	



All directional references to left, right, front, or rear assume the reader is standing at the main entrance of the structure, facing the front door of the home.

Date report sent by Mail:	Fax:	E-mail: 5/9/06	Delivered in person:
Upload to www.TheReportOnline.com on: N/A	Password: N/A	Invoiced:	

REAL ESTATE INSPECTION GROUP, INC.

Residential and Commercial Property Inspections

1-800-900-1239

www.inspectiongroup.com

TABLE OF CONTENTS

	PAGE
Order Information	1
Index	2
Scope of Inspection	3
Definitions	4
Exterior Section I	5
Exterior Section II	6
Electrical System	7
Heating and Air Conditioning Systems	8
Plumbing and Water Heating	9
Kitchen	10
Bathrooms	11
Interior	12
Foundation, Framing, & Insulation	13
Summary of Non-Functioning or Action Items	14-16
General Comments	17
Photos (if any)	18 & 19
Carry Over Pages (if any)	20
Appendix: ASHI Standards of Practice	8 pages

PRELIMINARY COMMENTS

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions. In most homes of similar age, there are typically some repairs needed.

Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR the opportunity to effect said repair during the period of the client's possession of the property prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Business and Professional Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint and arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER:  _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: *Arthur Bagirov* _____ DATE: May 9, 2006

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

FUNCTIONAL CONDITION:

As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

FAIR CONDITION:

While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

CODE COMPLIANCE ISSUES:

This is not a code compliance inspection. While only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to mold, radon, lead, toxins, carcinogens, noise, and contaminants in soil, water, and air.

Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HANDBOOK “CALIFORNIA GUIDES TO ENVIRONMENTAL HAZARDS, EARTHQUAKE SAFETY, LEAD IN YOUR HOME AND ENERGY USAGE” PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: Exterior walls, flashings, trims, eaves, soffits, and fascias, where accessible from ground level. Exterior doors, windows, and operating hardware. Roof coverings, flashings, roof drainage systems and skylights if present. Chimneys and flues if accessible.

Component Description:

EXTERIOR WALLS

- Stucco
- Wood trim

ROOF COMPONENTS

- Asphalt composition shingles
- Metal gutters and downspouts

CHIMNEYS

- Wood framed flue chase
- Wood framed flue chase

EXTERIOR WALL COVERING & TRIM:

The exterior walls were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. They appeared to be in serviceable condition unless otherwise noted in the Action Items. There were some small cracks to the stucco (especially at the door and window openings), and these appeared to be typical of stucco construction in this area. The paint appeared to be in good condition. Although wood damage has been noted, we do not perform a pest control inspections and recommend that you retain an expert to do so.

EXTERIOR DOORS & WINDOWS:

The doors and hardware were tested to assure proper function. They appeared to be in serviceable condition unless otherwise noted in the Action Items. The garage door openers had an automatic safety reverse mechanism and optical sensors installed. There were single pane single-hung, casement, and fixed windows in the building. A representative sampling of accessible windows (we do not move furniture) was operated. Most of the tested windows, as well as locking hardware, didn't operate normally.

ROOF SYSTEM:

The roof (second layer over old wood shingle) was inspected by walking on the surface. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. They appeared to be in serviceable condition unless otherwise noted in the Action Items.

CHIMNEY:

The chimneys were examined from the roof to determine the overall condition. They were checked for stability by pushing the chimney above the roofline. Any conditions found to be in need of attention are noted in the Action Items.

EXTERIOR 1 ACTION ITEMS:

1. Damaged wood window frame (Unit # 36 garage left wall) and rafter tails at the left rear corner of the building (left wall) were noted. I recommend further evaluation by a qualified general contractor and repairs as necessary. Refer to the pest control report for other locations, and possible related comments and recommendations.
2. The glass in the bedroom exterior rear door in Unit # 34 and the garage service door in Unit # 36 didn't have labels indicating that it is safety glass. Current safety standards require that glazing in the doors, glass within 18" of the floor and glass within 12" of the sides of doors, must be safety glass to prevent injury from occurring. Although this may not have been a requirement at the time of construction, I recommend upgrading to safety glass to help prevent possible injury should the glass be broken.
3. The glass in the garage vehicle door in Unit # 34 was cracked. Most of the windows in both units could not latched and/or closed (the locks and sashes need adjustments and possibly trimmed). The top sash of the kitchen window in Unit # 36 would drop uncontrolled when unlatched (the wood block was used to keep it in open position). I recommend further evaluation of the windows by a qualified contractor and repairs as necessary for safety and security. CONTINUED ON PAGE 20.

Items Not Included: This Section does not include the screening, shutters, or awnings.

ELECTRICAL SYSTEM

Items Inspected: Service drop, entrance conductors, cables and raceways. Service equipment and main disconnects, service grounding, interior components of service and sub panels, conductors and overcurrent protection devices (including GFCI and AFCI circuit breakers if present). A representative number of lighting fixtures, switches, receptacles, and ground fault circuit interrupters (GFCI), if installed.

Component Description:

MAIN PANEL LOCATION	• Two panels at the rear of the building (Unit # 36)
SERVICE VOLTAGE & MAIN DISCONNECT	• 120 / 240 • 100 amp circuit breakers
SUB PANEL LOCATION	• Garage Unit # 34
WIRING METHOD(S)	• NMC (romex) • Conduit run • Knob and tube
WIRING TYPE(S)	• Copper at 110/220V & Nickel plated copper at 110V circuits
220V SERVICE LOCATIONS	• Main & Sub panels • Kitchen Unit # 34 • Laundry

ELECTRICAL PANEL(S) & WIRING:
 The interior components, wiring, and overcurrent protection devices (circuit breakers), of the main and the sub panels were inspected. The circuit breaker sizes were consistent with the amperage ratings of the wires. The panels appeared correctly grounded, but the final grounding point was not visible and the continuity could not be verified. The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Label the panels so that the power can be turned off quickly for maintenance or in an emergency.

LIGHTS, FANS, OUTLETS & SWITCHES:
 A representative sample of the accessible outlets, lights, and switches was tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. There were ungrounded (two prong type) and grounded (three prong type) outlets in the building. Please note that most outlets were inaccessible for testing (we do not move furniture). For safety and to assure proper function, GFCI outlets (Unit # 34 garage, Unit # 36 bathroom) should be tested by pressing the test button once a month. For safety, GFCI outlets are recommended at all exterior and garage locations. Some switches did not seem to have a use and the seller should be consulted regarding their purpose (possibly switch operated outlets).

ELECTRICAL ACTION ITEMS:

1. A missing filler plate was noted in Unit # 34 main panel. One should to be installed to prevent possible contact with the live circuits in panel.
2. There was double lugged 20 amp circuit breaker in Unit # 34 main panel. Since the breaker is not rated or designed for double lugging, this condition should be corrected.
3. In the Garage Unit # 34 there were open wiring splices at the door bell transformer (above the laundry sink). All wiring splices should be contained in properly sized, secured and covered junction boxes.
4. The 220V outlet in Unit # 36 garage was dead.
5. The outlet in Unit # 34 kitchen was incorrectly wired (hot and neutral wires reversed) and should re-wired.
6. The grounded outlets on ungrounded circuits found in the bedrooms need to be replaced with two prong outlets or have grounds installed for safety. Alternatively, GFCI outlets can be installed where 3-prong outlets are needed.
7. The exterior outlet at rear wall of Unit # 34 was missing the cover. All exterior outlets should have weatherproof covers to prevent water from coming in contact with the circuit.
8. The exposed light bulbs in Unit # 36 bedroom closets may present a fire hazard. I recommend installing globe-type fixtures and storing articles at least 18" away from them. CONTINUED ON PAGE 20.

Items Not Included: Remote control devices only if they provide primary control. Alarm and low voltage systems, and lights that are controlled by timers or photo-voltaic cells. Ancillary, network and communications wiring. Systems which are not part of the primary electrical power distribution system and solar power collection systems. Measuring of amperage, voltage, or impedance.

HEATING & A/C SYSTEM

Items Inspected: All installed heating equipment, including visible duct system components, vent systems and flues where readily accessible. Air conditioning equipment if present.

Component Description:

BRAND	ENERGY SOURCE AND HEATER TYPE	LOCATION
• Western	• Gas fired gravity vented furnace	• Garage Unit # 34
• Western	• Gas fired gravity vented furnace	• Garage Unit # 36

PRIMARY HEAT SOURCE:
 The furnace gas shutoff valve in Unit # 36 was turned off, so the furnace could not be tested (we do not light pilot lights). The furnace in Unit # 34 was tested and operated for about ten minutes. It appeared to be functional and serviceable unless otherwise noted in the Action Items. We recommend furnaces over 20 years old be checked on a yearly basis as the heat exchanger is more likely to develop cracks after this age. The inside of the heat exchanger is not within the scope of this inspection (see the ASHI Standards attached). You may wish to consult with a qualified heating contractor or PG&E for a full inspection of the heat exchanger. Installation of CO monitor(s) in the apartments can give early warning of problems with the heat exchanger, malfunctioning water heaters, or other sources of combustion. An upgrade to an energy saving digital thermostats might reduce energy costs. The system should be serviced and cleaned annually by a qualified heating contractor.

DUCTS AND AIR FLOW:
 The ducts were located in the walls and garages. The visible ducts appeared to be sound and insulated. The air flow was tested at each of the readily accessible heat registers in Unit # 34 and it appeared to be normal (given the type of the furnace). Material that may contain asbestos was noted around sections of the heating system ducts. No friable material was observed; however, this should not be considered an exhaustive hazardous material inspection. Recommendations concerning this condition can be found in the Homeowner's Guide to Environmental Hazards available from your Realtor.

HEATING AND COOLING ACTION ITEMS:

1. It should be recognized that the normal life expectancy of the average furnace is about 20 years, if it is properly maintained. Our inspection only assesses the furnace's current operational condition and can't assure that the furnace will work indefinitely, especially if it has not been properly maintained as recommended by the manufacturer. Occasionally, even if an older furnace operated normally during the inspection, a detailed examination of the unit by a qualified HVAC contractor might reveal potential problems not readily visible during our inspection. If the furnace has been in operation for the term of its expected service life, as suggested by the manufacturer, it will probably malfunction in the future. The inspected units appeared to be more than 40 years old and may be approaching the end of their useful life. Planning for furnaces replacement or repair should be considered a part of the maintenance of the building.
2. The furnaces in the garages were not elevated on a platform as required by current building standards. This installation appeared to predate current standards. However, the furnaces should be installed so that the burners and ignition source are located at least 18" above the garage floor (this will typically be done at the time of the furnace replacement). Additionally, the furnaces should be protected from physical damage by vehicles.
3. The single wall metal furnace flue in Unit # 34 was in contact with the ceiling drywall. I recommend having the drywall cleared and the flue replaced with a double wall vent pipe to allow a minimum of 1" clearance to combustible material.

Items Not Included: Interiors of flues or chimneys not readily accessible, any heat exchanger, humidifier or dehumidifier, electronic or media air cleaners, solar space heating system, and window air conditioners. Determination of the adequacy and distribution balance of the heating and/or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems including related fixtures and faucets. Drain, waste and vent systems. Water heating equipment and flue vent systems. Fuel storage and fuel distribution system, any drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING	• Galvanized steel and copper		
MAIN WATER SUPPLY LINE	• Galvanized steel where visible		
DRAIN, WASTE & VENT PIPING	• Cast iron, galvanized steel, and ABS plastic		
MAIN WATER SHUTOFF VALVE LOCATION:	• Left front corner of the building		
MAIN GAS SHUTOFF VALVE LOCATION:	• Left front corner of the building		
WATER HEATER BRAND	TYPE	CAPACITY	LOCATION
• US Water Heaters	• Gas	• Not determined	• Garage Unit # 36
• GE	• Gas	• 40 gallon	• Garage Unit # 34

WATER & GAS SUPPLY, AND WASTE LINES:
 The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. The water pressure was normal even with multiple fixtures in use in the bathrooms. The water pressure may drop when multiple fixtures are tested simultaneously in different bathrooms. Additionally, the water pressure may vary at any time due to landscape irrigation and neighborhood usage. Please note that replacement of the galvanized steel pipes, which have a finite life, will be necessary at some point. Generally, rust and corrosion occur first in the hot water system since heat intensifies chemical reaction. You may wish to consult with a qualified plumbing contractor for further information regarding serviceable life of the galvanized steel water supply, and possible needed upgrades. In the event of an emergency, the gas may need to be turned off quickly. Attach an earthquake wrench to the meter so that it can be shut off in an emergency. Test the main gas shutoff valve and contact the local utility company if the valve is difficult to operate.

WATER HEATER:
 The water heaters responded normally to the thermostat. There was a thermal blanket on the tank in Unit # 36 and the water heater was not fully visible for inspection. The units had a pressure relief valves properly installed. The units was properly elevated.

PLUMBING ACTION ITEMS:

- While provisions for seismic strapping were noted at the water heaters, it was improperly installed to provide adequate support of the unit according to current building standards (there was only one seismic strap and no bracing installed on the water heater in Unit # 36, and improperly positioned straps on the water heater in Unit # 34). As of 1/1/96, sellers are obligated to strap water heaters according to current safety standards (Health & Safety Code sections 19210-19217). The standard calls for two (2) 24 gauge straps, one within 9" of the top, and the second at the bottom third of the tank, a minimum of 4" above the controls. Both straps must be secured with 1/4" X 3" lag bolts. Provisions to support the back of the tank are required to prevent backward or sideways shifting and must be of a non-combustible material. Illustrations and detailed guidelines for proper water heater bracing can be found at:
www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing_08-11-04.pdf.
- The flue joints for the water heater vent in Unit # 36 were not secured. Each joint should be secured with 3 sheet metal screws and then wrapped with heat resistant tape. CONTINUED ON PAGE 20.

Items Not Included: Clothes washer connections, and the operation of safety or shutoff valves. Wells, well pumps and water storage equipment. Water conditioning and solar water heating systems. Fire and lawn sprinkler systems, private waste disposal systems, and propane tanks. Adequacy or quality of the water supply.

KITCHEN

Items Inspected: Primary cooking equipment, garbage disposals, fixed dishwashers, and ventilation system if present. Countertops and a representative number of built-in cabinets.

Component Description:

BRAND

- O'Keefe & Merritt
- Tappan
- Not determined

APPLIANCE TYPE

- Gas range in Unit # 36 with gravity vent
- Electric range without anti-tip bracket in Unit # 34
- Ducted fan with hood above the range

APPLIANCES:

The installed cooking appliances were tested for proper response and function. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances.

SINKS & PLUMBING:

The sinks were tested, and the faucets and drain lines were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Check under the sinks once every month for possible leaking.

SURFACES & CABINETS:

The floors, cabinets, countertops, walls, and ceilings were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We do not inspect for cosmetic damage.

ELECTRICAL SYSTEMS:

The accessible outlets were tested, and the visible wiring was inspected. Any conditions found to be in need of attention are noted in the Action Items of the Electrical System. We recommend that GFCI outlets be installed within 6 feet of the sinks for safety, but none were installed.

KITCHEN ACTION ITEMS:

1. The old freestanding range in Unit # 36 is not in the scope of our inspection. However, per my conversation with the current tenant, the range is mostly functional, except for the right front cooktop burner (it wouldn't light up automatically). I recommend further evaluation by an appliance repair technician to determine what repairs may be necessary.
2. To reduce the risk of tipping of the range in Unit # 34, it must be secured to the floor by a properly installed anti-tip bracket. Failing to do so will allow the range to tip over if excessive weight is placed on an open door or if a child climbs on it. Serious injury might result from a hot liquid spill or from the range itself.
3. The duct for the exhaust fan over the range in Unit # 34 was incomplete because it terminated inside the attic. The exhaust fan should be vented to the outside to prevent heat buildup and condensation in the attic.
4. The p-trap under the kitchen sink in Unit # 34 has corroded (it appears that it was leaking in the past) and should be replaced.

Items Not Included: Water purification systems and filters, and instant hot water dispensers. Freestanding microwave ovens, appliances, trash compactors, refrigerators, clothes washers and dryers.

BATHROOMS

Items Inspected: Sinks, toilets, tubs, shower and bath enclosures, faucets, visible drain lines, countertops, cabinets, flooring, and ventilation.

Component Description:

SINKS & FIXTURES:

The sinks were filled, and the faucets and drain lines were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The water shutoff valves under the sinks responded normally. Check under the sinks once every month for possible leaking. Free up any stiff or stuck water shutoff valves and tighten the packing nuts as needed.

TOILETS:

The toilets were inspected and the flush mechanisms were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The water shutoff valves under the toilets responded normally.

SHOWERS & BATHTUBS:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. No standing water test was performed of the shower stall enclosure.

ELECTRICAL SYSTEMS:

The accessible electric outlets and switches were tested. Any conditions found to be in need of attention are noted in the Action Items of the Electrical System. We recommend that GFCI outlets be installed within 6 feet of the sinks for safety, but none were installed in Unit # 34.

GENERAL COMMENTS & MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in tile grout should also be properly corrected to help avoid water penetration and possible damage. Our primary goal is to determine whether or not a component is in serviceable condition or is significantly deficient. Conditions related to appearance only, known as "cosmetic defects," are not within the scope of this inspection, which includes but is not limited to the following: commonly occurring surface cracks in synthetic sinks, countertops, tubs and showers; deterioration of finishes on faucets, spouts, shower heads, drains and metal trim; failed silver backing on mirrors; chipped tiles; and natural variation in stone surfaces.

BATHROOMS ACTION ITEMS:

Unit # 36: The toilet was loose and needs to be refastened to the floor to prevent damage to the sub floor (see the Pest Control report for further repairs and recommendations).

Unit # 34:

1. The tub faucet valves were not operating properly.
2. The hot and cold water for the shower faucet were reversed, which is an improper installation and a possible safety hazard.

I recommend further evaluation of the items listed above by a qualified plumber and repairs as necessary.

Items Not Included: Spas, saunas, steam rooms, and associated water heating and filtering systems.

INTERIOR

Items Inspected: Walls, ceilings, floors, stairways, and railings. Countertops and a representative number of cabinets and interior doors, fireplace(s), and placement of the smoke detectors.

Component Description:

- FLOOR COVERINGS** • Hardwood • Linoleum • Ceramic tile • Area rugs
- WALLS** • Sheetrock • Plywood paneling
- CEILING** • Sheetrock

FLOOR COVERINGS & STAIRWAYS:

The visible floor coverings, and stairs and railings, were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. We did not inspect under rugs or carpeting or for cosmetic damage, and we do not move furniture.

WALLS, CEILINGS & INTERIOR DOORS:

The ceilings and walls were inspected for evidence of damage or other problems. Some cosmetic cracks were noted, especially around the door and window openings, apparently due to seasonal shifting common in the Bay Area. Most houses in the Bay Area shift slightly each year due to changing moisture content of the soil resulting from the winter rains. This shifting is the cause of most of the cosmetic cracks noted in the stucco, sheetrock, and plaster around the door and window openings. Control of the roof runoff water can reduce the degree of this seasonal shifting and reduce the number of the cosmetic cracks noted. Since the building was occupied at the time of the inspection, parts of the floors and walls in the interior, including cupboards and closets and the garages could not be inspected, as visibility was obscured by furniture and storage in the house and garages, and car in the garage. I recommend that at your request, I return and inspect these areas when they are made accessible. A representative sampling of interior doors were tested to assure they operated properly. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

SMOKE DETECTORS:

The smoke detectors were installed in the proper locations (bedrooms and hallways), but were not tested. Any conditions found to be in need of attention are noted in the Action Items.

INTERIOR ACTION ITEMS:

1. No assessment of floor level was undertaken. However, squeaking was noted at the floor in Unit # 36 bedroom hallway. This condition may be due to construction tolerances, wood shrinkage as well as the normal load related deflection of the supporting members. You may wish to have a qualified contractor to further evaluate these areas to determine if remedies are available.
2. The garage stairway railings do not meet current standards (the baluster spacing is greater than 4" in Unit # 36, no balusters at Unit # 34 railing, and the stair handrail in Unit # 34 didn't have the returns). I recommend that the railing be modified for safer use.
3. The bedroom doors in Unit # 36 were rubbing on the door casings, and need to be adjusted.
4. The interior doors to the garages (both units) didn't appear to meet current fire safety requirements. A worthwhile safety upgrade would be to install the fire rated doors and self-closing hardware (for ex., spring loaded hinges) to help maintain an effective fire barrier between the garage and the living portion of the building.
5. All smoke detectors in Unit # 34 were disabled. The client is strongly advised to check the installed smoke detectors for safety before occupying the house. For information, at least one detector is required at the entrance to any bedroom sleeping area, more if the building has been remodeled or built since August 1992 (Health & Safety Code 13113.8). Current safety standards require smoke detectors on all levels of the unit and I recommend installing an additional ones on the lower level.

Items Not Included: Window treatments, central vacuum systems and recreational facilities. Interiors of chimneys and flues, firescreens and doors, combustion devices and associated draft characteristics, and movement of any fireplace insert. Central fire alarm and fire sprinkler systems.

FOUNDATION & FRAMING

Items Inspected where visible: Foundation, floor structure, sub area drainage and moisture conditions. Wall, ceiling and roof structure. Presence of foundation to framing anchors. Any insulation present and/or visible.

Component Description:

- | | |
|---------------------------|---|
| FOUNDATION TYPE | <ul style="list-style-type: none"> • Poured concrete perimeter stem wall/retaining wall • Poured concrete slab-on-grade |
| FOUNDATION ANCHORS | <ul style="list-style-type: none"> • Bolts were visible at the garage perimeter only |
| FLOOR STRUCTURE | <ul style="list-style-type: none"> • Concrete footings • Wood floor framing |
| WALL STRUCTURE | <ul style="list-style-type: none"> • 2X conventional wood platform framing |
| ROOF & CEILING | <ul style="list-style-type: none"> • 2X wood framing |

FOUNDATION AND FRAMING:

The visible foundation and framing components of the structure were inspected for evidence of damage or other adverse conditions, and the sub area drainage and moisture conditions were evaluated. Most of the slab floor in the garages as well as the sub area behind the garage office room in Unit # 34 was not visible and could not be inspected, as visibility was obscured by furniture and storage, and car in the garages. However, while some tight cracks were noted on the slab floors and concrete retaining wall forming the rear foundation wall, there was no visible evidence of unusual settlement or failure to the building foundation. The mudsill at the rear foundation (retaining) wall was shimmed slightly to allow leveling of the building's floor (this was visible in the sub area behind the garage office room in Unit # 34). It appeared that the shimming was implemented at the time of the original construction of the building (or long time ago), and there was no visible foundation distress or any indication of other floor level adjustment at this area. Comments regarding the foundation are made only from visual inspection and no comments can be given regarding its structural integrity. There was evidence of water penetration on the garage walls in Unit # 34. Per my conversation with the tenant, this has been caused by a water leak (apparently there was an unsealed joint between the rear concrete walkway and the rear exterior wall, and the drainage at this area was inadequately controlled), which has subsequently been repaired. The tenant stated that there was no on-going water penetration during recent intense winter storms. I recommend monitoring this area of the garage for future conditions which may require corrective action(s). Consult with the seller for more information about this item.

ATTIC:

The attic was entered from the access located in Unit # 36 right bedroom closet. The visible framing components of the attic were inspected for evidence of visible damage, deterioration, or other adverse conditions. The accessible attic framing was tight, with no visible stress or current water stains. The attic space ventilation appeared adequate.

INSULATION:

Blown-in fiberglass insulation was used to a depth of about 4 inches in the attic. Insulation was not visible or determined at the exterior walls.

FOUNDATION AND FRAMING ACTION ITEMS:

The attic access cover in Unit # 36 was broken and should be replaced.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

NON-FUNCTIONING OR ACTION ITEMS I

EXTERIOR I ACTION ITEMS:

1. Damaged wood window frame (Unit # 36 garage left wall) and rafter tails at the left rear corner of the building (left wall) were noted. I recommend further evaluation by a qualified general contractor and repairs as necessary. Refer to the pest control report for other locations, and possible related comments and recommendations.
2. The glass in the bedroom exterior rear door in Unit # 34 and the garage service door in Unit # 36 didn't have labels indicating that it is safety glass. Current safety standards require that glazing in the doors, glass within 18" of the floor and glass within 12" of the sides of doors, must be safety glass to prevent injury from occurring. Although this may not have been a requirement at the time of construction, I recommend upgrading to safety glass to help prevent possible injury should the glass be broken.
3. The glass in the garage vehicle door in Unit # 34 was cracked. Most of the windows in both units could not latched and/or closed (the locks and sashes need adjustments and possibly trimmed). The top sash of the kitchen window in Unit # 36 would drop uncontrolled when unlatched (the wood block was used to keep it in open position). I recommend further evaluation of the windows by a qualified contractor and repairs as necessary for safety and security. CONTINUED ON PAGE 20.

EXTERIOR II ACTION ITEMS:

1. The over steepened slopes behind the building appeared to exceed the maximum slope recommended by current building standards. Additionally, it appears that a minor landslide had developed at the steep slope behind Unit # 36 during recent intense winter storms. CONTINUED ON PAGE 20.

ELECTRICAL ACTION ITEMS:

1. A missing filler plate was noted in Unit # 34 main panel. One should to be installed to prevent possible contact with the live circuits in panel.
2. There was double lugged 20 amp circuit breaker in Unit # 34 main panel. Since the breaker is not rated or designed for double lugging, this condition should be corrected.
3. In the Garage Unit # 34 there were open wiring splices at the door bell transformer (above the laundry sink). All wiring splices should be contained in properly sized, secured and covered junction boxes.
4. The 220V outlet in Unit # 36 garage was dead.
5. The outlet in Unit # 34 kitchen was incorrectly wired (hot and neutral wires reversed) and should re-wired.
6. The grounded outlets on ungrounded circuits found in the bedrooms need to be replaced with two prong outlets or have grounds installed for safety. Alternatively, GFCI outlets can be installed where 3-prong outlets are needed.
7. The exterior outlet at rear wall of Unit # 34 was missing the cover. All exterior outlets should have weatherproof covers to prevent water from coming in contact with the circuit.
8. The exposed light bulbs in Unit # 36 bedroom closets may present a fire hazard. I recommend installing globe-type fixtures and storing articles at least 18" away from them. CONTINUED ON PAGE 20.

NON-FUNCTIONING OR ACTION ITEMS II

HEATING AND COOLING ACTION ITEMS:

1. It should be recognized that the normal life expectancy of the average furnace is about 20 years, if it is properly maintained. Our inspection only assesses the furnace's current operational condition and can't assure that the furnace will work indefinitely, especially if it has not been properly maintained as recommended by the manufacturer. Occasionally, even if an older furnace operated normally during the inspection, a detailed examination of the unit by a qualified HVAC contractor might reveal potential problems not readily visible during our inspection. If the furnace has been in operation for the term of its expected service life, as suggested by the manufacturer, it will probably malfunction in the future. The inspected units appeared to be more than 40 years old and may be approaching the end of their useful life. Planning for furnaces replacement or repair should be considered a part of the maintenance of the building.
2. The furnaces in the garages were not elevated on a platform as required by current building standards. This installation appeared to predate current standards. However, the furnaces should be installed so that the burners and ignition source are located at least 18" above the garage floor (this will typically be done at the time of the furnace replacement). Additionally, the furnaces should be protected from physical damage by vehicles.
3. The single wall metal furnace flue in Unit # 34 was in contact with the ceiling drywall. I recommend having the drywall cleared and the flue replaced with a double wall vent pipe to allow a minimum of 1" clearance to combustible material.

PLUMBING ACTION ITEMS:

1. While provisions for seismic strapping were noted at the water heaters, it was improperly installed to provide adequate support of the unit according to current building standards (there was only one seismic strap and no bracing installed on the water heater in Unit # 36, and improperly positioned straps on the water heater in Unit # 34). As of 1/1/96, sellers are obligated to strap water heaters according to current safety standards (Health & Safety Code sections 19210-19217). The standard calls for two (2) 24 gauge straps, one within 9" of the top, and the second at the bottom third of the tank, a minimum of 4" above the controls. Both straps must be secured with 1/4" X 3" lag bolts. Provisions to support the back of the tank are required to prevent backward or sideways shifting and must be of a non-combustible material. Illustrations and detailed guidelines for proper water heater bracing can be found at:
www.documents.dgs.ca.gov/dsa/pubs/waterheaterbracing_08-11-04.pdf.
2. The flue joints for the water heater vent in Unit # 36 were not secured. Each joint should be secured with 3 sheet metal screws and then wrapped with heat resistant tape. CONTINUED ON PAGE 20.

KITCHEN ACTION ITEMS:

1. The old freestanding range in Unit # 36 is not in the scope of our inspection. However, per my conversation with the current tenant, the range is mostly functional, except for the right front cooktop burner (it wouldn't light up automatically). I recommend further evaluation by an appliance repair technician to determine what repairs may be necessary.
2. To reduce the risk of tipping of the range in Unit # 34, it must be secured to the floor by a properly installed anti-tip bracket. Failing to do so will allow the range to tip over if excessive weight is placed on an open door or if a child climbs on it. Serious injury might result from a hot liquid spill or from the range itself.
3. The duct for the exhaust fan over the range in Unit # 34 was incomplete because it terminated inside the attic. The exhaust fan should be vented to the outside to prevent heat buildup and condensation in the attic.
4. The p-trap under the kitchen sink in Unit # 34 has corroded (it appears that it was leaking in the past) and should be replaced.

NON-FUNCTIONING OR ACTION ITEMS III

BATHROOMS ACTION ITEMS:

Unit # 36: The toilet was loose and needs to be refastened to the floor to prevent damage to the sub floor (see the Pest Control report for further repairs and recommendations).

Unit # 34:

1. The tub faucet valves were not operating properly.
2. The hot and cold water for the shower faucet were reversed, which is an improper installation and a possible safety hazard.

I recommend further evaluation of the items listed above by a qualified plumber and repairs as necessary.

INTERIOR ACTION ITEMS:

1. No assessment of floor level was undertaken. However, squeaking was noted at the floor in Unit # 36 bedroom hallway. This condition may be due to construction tolerances, wood shrinkage as well as the normal load related deflection of the supporting members. You may wish to have a qualified contractor to further evaluate these areas to determine if remedies are available.
2. The garage stairway railings do not meet current standards (the baluster spacing is greater than 4" in Unit # 36, no balusters at Unit # 34 railing, and the stair handrail in Unit # 34 didn't have the returns). I recommend that the railing be modified for safer use.
3. The bedroom doors in Unit # 36 were rubbing on the door casings, and need to be adjusted.
4. The interior doors to the garages (both units) didn't appear to meet current fire safety requirements. A worthwhile safety upgrade would be to install the fire rated doors and self-closing hardware (for ex., spring loaded hinges) to help maintain an effective fire barrier between the garage and the living portion of the building.
5. All smoke detectors in Unit # 34 were disabled. The client is strongly advised to check the installed smoke detectors for safety before occupying the house. For information, at least one detector is required at the entrance to any bedroom sleeping area, more if the building has been remodeled or built since August 1992 (Health & Safety Code 13113.8). Current safety standards require smoke detectors on all levels of the unit and I recommend installing an additional ones on the lower level.

FOUNDATION AND FRAMING ACTION ITEMS:

The attic access cover in Unit # 36 was broken and should be replaced.

GENERAL COMMENTS

This inspection was performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is included in the Appendix of this report, and also available at <http://www.ashi.org/documents/pdf/standards.pdf>. Please be sure to read Page 3 of this report and the Standards of Practice of ASHI, which delineate the areas and items that we inspect, and those which are excluded.

There were several deferred maintenance conditions throughout the building that are in need of correction. It is not possible within the scope and time constraints of this inspection to enumerate and describe every item observed. An attempt has been made to describe as many conditions as possible, with the major items of concern given top priority.

This inspection was performed for the seller. If the subsequent buyer of the property from the seller that contracted this inspection and report is relying on this inspection report for the purchase of this property; he/she must read, date, sign and return a copy of the Claims Procedure and Arbitration Agreement on Page 3 to the inspector, or the report will serve as "Information Only" to the buyer, with no Errors or Omissions warranties applicable to the inspection or report. Please, fax a signed and dated copy of Page 3 within 30 days of the close of escrow to Arthur Bagirov (the inspector) at (408) 723-2509, or mail the copy to the inspector at 180 Second Street # A, Los Altos, CA 94022.

Failures and leaks can sometimes develop between the time of inspection and the close of the escrow, which is the determining factor in why this report is not a guarantee or warranty, as the occupants of the building will continue to use the items inspected. The buyer is obligated to exercise some due diligence in performing his or her own inspection of the property before the close of escrow (check appliances and fixtures, floor and wall finishes, etc. during a walk through).

This report contains relevant information throughout all sections and paragraphs. It is designed to work as a unit, connecting all the information of all areas of the property. The information provided herein is considered of importance to the client's transaction. The client(s) MUST read the report in its entirety and SHOULD NOT rely only on specific individual phrases or words of the report. This report is narrative, thus, all lines and sentences contain pertinent information. The summary of action items at the end of the report is provided as an "at glance" service to help identify those areas or items that need attention, and it is not to be considered the sole source of information on the property. Failing to read the entire report and acting on the recommendation contained in it does not mean that the information on the property was not provided or disclosed by the inspector. Where comments and/or recommendations are given, the client(s) are solely responsible for acting on the information provided by deciding to have the deficiencies corrected, retrofitted, or left in the condition reported. Although I may give recommendations for repairs, I cannot enforce or require that the repairs or work be performed, as this is the responsibility of the client(s).

This report should not be considered or used as a repair bidding document, and a contractor so using it, must do so at his own risk. We recommend that all conditions be verified in the field. Any item or condition indicated in this report as being in need of further evaluation, correction, repair, or replacement should be examined on site by contractors or other specialists who are licensed and experienced in the appropriate fields. I recommend a permit search to be performed on all building I inspect where any remodeling has taken place to determine whether properly finalized building permits are on file for all additions or modifications.

Please read through this entire report, review the eight photos, and call if you have any questions.

Sincerely,



Arthur Bagirov

PHOTOS PAGE I

Photo 1



Landslide area.

Photo 2



Outdated furnace.

Photo 3



Improperly strapped water heater.

Photo 4



Improperly strapped water heater.

PHOTOS PAGE II

Photo 5



Inadequate clearance to combustable materials and improper flues.

Photo 6



Disabled smoke detector.

Photo 7



Missing balusters.

Photo 8



Limited access and visibility in the garage.

CARRY OVER PAGE I

CONTINUED FROM PAGE 5:

4. There were some unsealed roofing nails along the ridges. Some of the metal jack flashings to the plumbing vents didn't appear adequately sealed from leakage to the attic area. Have a licensed roofing contractor reinspect the roof and perform routine maintenance and/or make recommendations for repairs. Please be aware that if the house is tented for fumigation, the roof may sustain damage. I recommend a re-inspection of the roof after tenting.
5. The chimneys appeared to be loose at the roofline when pressure was applied. Additionally, most of the vent flue caps were missing and/or broken. I recommend further evaluation by a qualified general and/or roofing contractor to determine the extent of needed repair(s).

CONTINUED FROM PAGE 6:

I recommend further evaluation by a qualified geotechnical specialist to determine the extent of needed corrective work. Recontouring and new retaining walls will, possibly, be recommended. Please note that the steeply sloping yard areas at the rear are potentially susceptible to surface erosion. Care should be exercised at the sloping areas of the property and site drainage should be maintained.

2. The wood retaining wall behind Unit # 36 appeared to be in serviceable condition, but it had some visible rotation (it was leaning slightly). The wood retaining wall behind Unit # 34 appeared to be in poor condition (it was water damaged and leaning heavily) and should be rescheduled for reconstruction in the near future. I recommend further evaluation by a qualified specialty contractor to determine the extent of needed repairs.

CONTINUED FROM PAGE 7:

I recommend further evaluation and correction as needed for the safety of the items mentioned above, by a qualified electrician.

9. The older type knob and tube wiring remaining in service (visible in the attic) is outdated by today's standards. I recommend this be replaced with more modern wiring if any electrical upgrading to the house is undertaken. You may wish to consult with a qualified electrician for upgrade recommendations. Additionally, you may wish to consult with a qualified electrician regarding potential problems associated with knob and tube wiring covered by a thermal attic insulation (this could cause overheating of the wires and possible fire).

CONTINUED FROM PAGE 9:

Additionally, the water heater flue pipe had a slight negative slope and should be corrected (the flue should slope upward from the unit at a rate at least 1/4" per foot) to allow proper venting of the water heater. The single wall metal water flue in Unit # 34 was in contact with the drywall ceiling. I recommend having the drywall cleared and the flue replaced with a double wall vent pipe to allow a minimum of 1" clearance to combustible material.

3. The pressure relief drain pipe for the water heater in Unit # 36 was too long (it should terminate 6" to 24" from the floor) and was not secured. I recommend shortening the pipe and securing it to the platform as necessary.

I recommend further evaluation and correction as needed for the safety of the items mentioned above, by a qualified plumbing contractor.



The Standards of Practice and Code of Ethics of the American Society of Home Inspectors®

Effective January 1, 2000

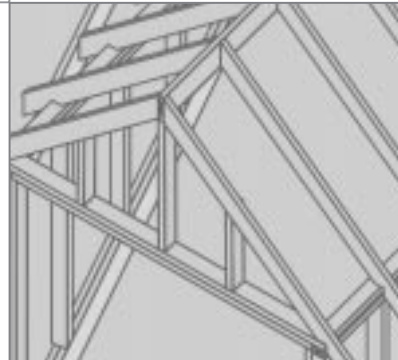


Table of Contents	
	Page
Standards of Practice	3
Section Description	
1 Introduction	3
2 Purpose and Scope	3
3 Structural System	3
4 Exterior	3
5 Roof System	4
6 Plumbing System	4
7 Electrical System	4
8 Heating System	5
9 Air Conditioning Systems	5
10 Interior	5
11 Insulation and Ventilation	5
12 Fireplaces and Solid	5
Fuel Burning Appliances	
13 General Limitations	5
and Exclusions	
Glossary	7
Code of Ethics	8

Home Inspection

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.com

Distribution of this material is not an indication of ASHI® Membership. For a free listing of the Membership go to "Find an Inspector" at www.ashi.com.

To obtain additional copies or request permission to reprint The ASHI® Standards of Practice and Code of Ethics, contact:

The American Society of Home Inspectors, Inc.®
 932 Lee Street, Suite 101
 Des Plaines, IL 60016
 800-743-ASHI/2744

No parts of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of the publisher.

Standards of Practice

1. INTRODUCTION

1.1 The American Society of Home Inspectors (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.

2.2 The *inspector* shall:

A. *inspect*:

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report*:

1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. a reason why, if not self-evident, the *system* or *component* is *significantly deficient* or near the end of its service life.
3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and a reason they were not *inspected*.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

- C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall:

A. *inspect*:

1. the *structural components* including foundation and framing.
2. by probing a *representative number of structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*:

1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. *describe* the exterior wall covering.

EXTERIOR 4.2, continued

4.2 The *inspector* is NOT required to:

A. *inspect*:

1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other *installed* accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:

1. the interior water supply and distribution *systems* including all fixtures and faucets.
2. the drain, waste and vent *systems* including all fixtures.
3. the water heating equipment.
4. the vent *systems*, flues, and chimneys.
5. the fuel storage and fuel distribution *systems*.
6. the drainage sumps, sump pumps, and related piping.

B. *describe*:

1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not *readily accessible*.
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems*.
5. solar water heating *systems*.
6. fire and lawn sprinkler *systems*.
7. private waste disposal *systems*.

B. *determine*:

1. whether water supply and waste disposal *systems* are public or private.
2. the quantity or quality of the water supply.

C. *operate* safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:

1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior *components* of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. *describe*:

1. the amperage and voltage rating of the service.
2. the location of main disconnect(s) and sub panels.
3. the *wiring methods*.

C. *report*:

1. on the presence of solid conductor aluminum branch circuit wiring.
2. on the absence of smoke detectors.

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. the remote control devices unless the device is the only control device.
2. the *alarm systems* and *components*.
3. the low voltage wiring, *systems* and *components*.
4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

B. *measure* amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The *inspector* shall:

- A. *inspect*:
 1. the *installed* heating equipment.
 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
 1. the energy source.
 2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys which are not *readily accessible*.
 2. the heat exchanger.
 3. the humidifier or dehumidifier.
 4. the electronic air filter.
 5. the solar space heating *system*.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
 1. the energy source
 2. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The *inspector* shall:

- A. *inspect*:
 1. the walls, ceilings, and floors.
 2. the steps, stairways, and railings.
 3. the countertops and a *representative number* of *installed* cabinets.
 4. a *representative number* of doors and windows.
 5. garage doors and garage door operators.

10.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the paint, wallpaper, and other finish treatments.
 2. the carpeting.
 3. the window treatments.
 4. the central vacuum *systems*.
 5. the *household appliances*.
 6. *recreational facilities*.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

- A. *inspect*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the ventilation of attics and foundation areas.
 3. the mechanical ventilation *systems*.
- B. *describe*:
 1. the insulation and vapor retarders in unfinished spaces.
 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- A. *inspect*:
 1. the *system components*.
 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
 1. the fireplaces and *solid fuel burning appliances*.
 2. the chimneys.

12.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. the interiors of flues or chimneys.
 2. the firescreens and doors.
 3. the seals and gaskets.
 4. the automatic fuel feed devices.
 5. the mantels and fireplace surrounds.
 6. the combustion make-up air devices.
 7. the heat distribution assists whether gravity controlled or fan assisted.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
 1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.

GENERAL LIMITATIONS AND EXCLUSIONS 13.1, continued

- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

- A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. **Inspectors are NOT required to determine:**

1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any *system* or *component*.
3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of *systems* or *components*.
15. the acoustical properties of any *system* or *component*.

C. **Inspectors are NOT required to offer:**

1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. **Inspectors are NOT required to operate:**

1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. **Inspectors are NOT required to enter:**

1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which are not *readily accessible*.

F. **Inspectors are NOT required to inspect:**

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative items*.
4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. **Inspectors are NOT required to:**

1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

Alarm Systems

Warning devices, *installed* or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Component

A part of a *system*

Decorative

Ornamental; not required for the operation of the essential *systems* and *components* of a home

Describe

To *report a system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*

Dismantle

To take apart or remove any *component*, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance

Engineering Service

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to

such professional service or creative work as consultation, investigation, *evaluation*, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the *home inspection*

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which describes those *systems* and *components* in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

To examine *readily accessible systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number

One *component* per room for multiple similar interior *components* such as windows and electric outlets; one *component* on each side of the building for multiple similar exterior *Components*

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Significantly Deficient

Unsafe or not functioning

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction

with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive

An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a *readily accessible*, *installed* system or *component* which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.



Code of Ethics

of the American Society of Home Inspectors®

Honesty, justice, and courtesy form a moral philosophy, which, associated with mutual interest among people, constitutes the foundation of ethics. The Members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

- 1** The Member will express an opinion only when it is based on practical experience and honest conviction.
- 2** The Member will always act in good faith toward each client.
- 3** The Member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
- 4** The Member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
- 5** The Member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
- 6** The Member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality or the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
- 7** An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.